City of Seattle

Department of Planning & Development
Diane M. Sugimura, Director

DESIGN REVIEW

EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

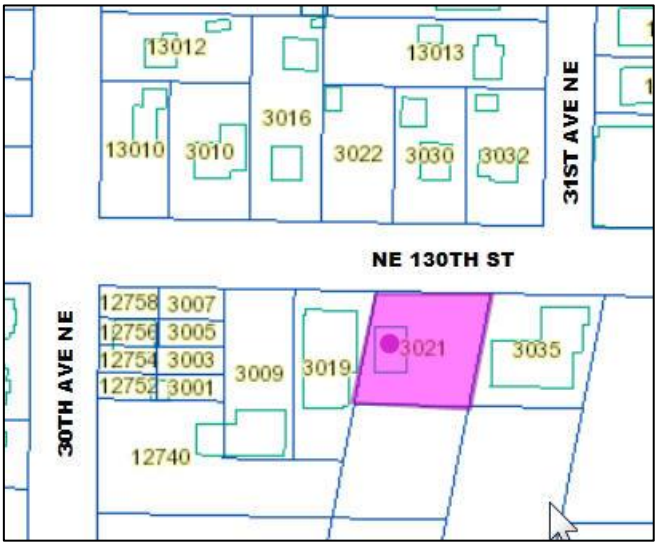
Project Number:	3017439
Address:	3021 NE 130th St
Applicant:	Larry Holman, studio19architects
Date of Meeting:	Monday, August 25, 2014
Board Members Present:	Martine Zettle, Chair Ivana Begley Eric Blank
Board Members Absent:	Julia Levitt Christina Pizana
DPD Staff Present:	Colin R. Vasquez, Senior Land Use Planner

SITE & VICINITY

Site Zone: LR2 (Multifamily Residential – Lowrise 2) Lake City Hub Urban Village

Nearby Zones: (North) SF7200
(South) C1-65
(East) LR2
(West) LRC

Lot Area: 9,896 SF



Current Development:

The site is located mid-block between Lake City Way and NE 30th Ave on NE 130th St. The lot is currently occupied by a single family house. The site abuts lowrise apartment buildings to the east and west, and single family homes to the north. The lot to the south, which is owned by the

same developer is currently vacant, however plans are underway to develop a seven story apartment building there.

Surrounding Development and Neighborhood Character:

Located on NE 130th St, this project sits along the northern edge of the Lake City Civic Core where the transition takes place between the commercial areas and single family neighborhoods. The area blends retail and office spaces and multi-family apartments along Lake City Way and NE 30th Ave with single family homes directly to the north. Existing retail is a mixture of restaurants and stores selling goods and services. The site is a short walk away from a frequent transit corridor, a major grocery outlet, and the center of the civic core.

Access Opportunities

The site is located between a principal arterial and a collector arterial. Vehicles will access the project from Lake City Way, while the residential entry offers a convenient path for pedestrians to access 130th St and bus stops along Lake City Way and 30th Ave NE.

Zoning and Overlay Designation

The project site is within the Lake City Hub Urban Village and is zoned LR2. Parcels to the east and west are also zoned LR2. The property to the sound is with the Lake City Core and is zoned C1-65. To the north are primarily single family neighborhoods with commercial developments as one gets closer to Lake City Way.

Access and Parking:

Pedestrian and vehicle access will be from NE 130th St.

Environmentally Critical Areas:

None.

PROJECT DESCRIPTION

The applicant proposes a townhouse building with 5 units, facing east with pedestrian/vehicle access from NE 130th St. One vehicle parking space in each unit is proposed for a total of 5 spaces.

INITIAL EARLY DESIGN GUIDANCE August 25, 2014

The packet includes materials presented at the meeting, and is available online by entering the project number (3017439) at this website:
http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Public Resource Center

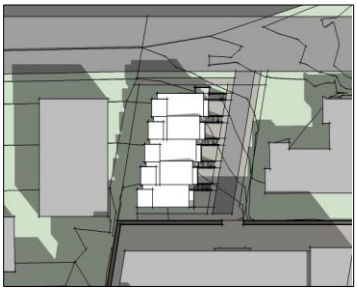
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

At the Early Design Guidance meeting, three massing alternatives were presented.

Option A (viewed from the northeast) — is a staggered rectangular shaped structure with five townhouse in a north-south alignment. The residential entries are elevated on the east facades. The east façade projects on the first and second levels and the third level has a balcony area. The west façade is modulated to create architectural character. Vehicle parking is located within each unit at ground level.



Option B (viewed from the northeast) — is a staggered rectangular shaped structure with varying heights; the five townhouses are in a north-south alignment. The residential entries are elevated on the east facades. The east façade projects on the first and second levels and the third level has a balcony area. The west façade is modulated to create architectural character. Vehicle parking is located within each unit at ground level.

Option C (viewed from the northeast) — is a staggered rectangular shaped structure with varying heights; the five townhouse are in a north -south alignment. The residential entries are elevated on the east facades. The east façade projects on the first and second levels and the third level has a balcony area. The west façade is modulated to create architectural character. Vehicle parking is located within each unit at ground level.

PUBLIC COMMENT

The following comments were expressed at the Early Design Guidance meeting:

- Concerned about the orientation of the proposal. The units should front on the street and vehicle access should be behind the units.
- Concerned about the shared pedestrian vehicle access.
- Concerned about the volume of pedestrians from the southern adjacent site that would be using the proposed pedestrian/vehicle access. The southern adjacent site should have multiple pedestrian access points and a safe route to Lake City Way.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

EARLY DESIGN GUIDANCE August 25, 2014

1. **Structure Orientation/Location, Massing, and Site Response**. The Board noted that the residential units need to be oriented to the street. The pedestrian and vehicle access needs to be separated. The Board would like the building to set a precedent for the neighborhood. (CS2-C, DC1-A, PL3-B)
   a. The Board looks forward to seeing the details of the façade composition; proposed textures, articulation, and building materials to further express the residential units and ground level vehicle access. (DC1-A, DC2-B, DC4-A)
   b. The applicant needs to provide a ground level design that uses transparency to maximize activation and safety for the pedestrian experience along the NE 130th St façade. (CS2-C, PL1-B, PL2-B)
   c. DPD requests a privacy study documenting the visual relationship between the proposed façade fenestration and the adjacent sites. Elevation views should detail existing windows and outdoor space whose privacy will be impacted by proposed development. The location of existing windows should inform the location of proposed windows and landscape screening along the east façade. (CS2-D)

2. **Significant/Exceptional Trees.** The Board was not provided information at the Early Design Guidance meeting to address the trees on the site and the design concept. At the next meeting, the applicant must address how those trees can be relocated if retention is not feasible. (CS1-D)
   a. The Board is unable to comment on the massing concept. The proposal should give particular attention to protecting the existing trees and appropriate landscaping for privacy. (DC2, DC3-C)

3. **Pedestrian/Vehicle Access and Solid Waste Collection.** The Board expressed concern with the proposed pedestrian/vehicle access. They would like to see a proposal where these access points are separated and safe for both uses. (CS2-C, DC1-A, PL3-A)
   a. The applicant provided no information to the solid waste storage location. The applicant needs to address this at the next design review meeting. (DC1-A, DC1-C, PL3-A)

4. **Colors and Materials**. It is recommended that high quality elements, architectural features, details, and finishes are provided to the Board. Human scale elements provide a strong connection between the project and the public realm. A materials/colors board shall be provided at the next meeting. (DC2-D, DC4-A, PL2-B)
   a. The Board noted that the overall design should set a context of visual interest and human scale for all four facades. (CS3-A, DC4-A)
   b. Regarding blank walls, it is recommended that any blank walls include design treatments of high quality elements and finishes to respond to human scale and visual interest. (DC2-B, DC4-A)

5. **Security and Exterior Lighting.**
   a. At the next meeting the applicant needs to address security and exterior lighting for the building. (PL2-B-2, PL3-A, DC4-C)

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-C Relationship to the Block

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-C Parking and Service Uses

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the

façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DEVELOPMENT STANDARD DEPARTURES

At the time of the Early Design Guidance meeting, no departures were requested.

BOARD DIRECTION

At the conclusion of the EARLY DESIGN GUIDANCE meeting, the Board recommended the project return for another meeting in response to the guidance provided.